

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1642/08
<b>SITE ADDRESS:</b>	23 Hurst Road Buckhurst Hill Essex IG9 6AB
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>APPLICANT:</b>	Mr Anil Vaidya
<b>DESCRIPTION OF PROPOSAL:</b>	Part double and single storey front, side & rear extensions. (Revised application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of proposal:**

Two storey side and rear extension, on the east flank, set back from the front elevation by 4m. It is 4.5m wide and 9.5m deep, by 6.8m high with a hipped roof. A single storey rear extension will be erected on the south elevation, measuring 5.4m x 2m by 3.5m high with a flat/pitched roof (Revised scheme)

**Description of Site:**

A two storey semi detached house on a rectangular plot. The area is residential and consists of semi detached two storey houses

**Relevant History:**

EPF/1811/88	Two storey rear extension and garage	approved
EPF/0081/94	Two storey front extension and porch	approved
EPF/0992/08	Two storey rear and side extension	withdrawn

**Policies Applied:**

DBE 9 Amenity for neighbours  
DBE 10 Street Scene

**Issues and Considerations:**

The main issues in this application are the effects on the:

1. Street Scene
2. Design
3. Amenities of neighbouring properties

The scheme has been revised to reduce the depth of the rear extensions to reduce impact on the neighbouring property.

**Impact on Street Scene**

- This scheme will see a further extension of the rear and side elevation of the property adjacent to the boundary with No 25 to the east.
- This is a street which has seen a large amount of development over the years, including a significant number of large side and rear extensions, many of which have closed down the openness of the street scene and resulted in a terraced feel to the street.
- This scheme will see a two storey extension built to within 0.3m of the boundary with No 25. However the extension is set back from the front elevation by 4m, which due to the constrictions of the views within the street means that the minimal gap would not cause any further harm to the openness of this part of the street scene.
- It is also the case that No 23 has a current unimplemented permission to erect a first floor side/rear extension on the boundary with No 25 which would have a similar set back and gap to the boundary.
- The rear elements of the scheme would not be visible from the street.
- The site can accommodate the proposed works without being a cramped form of development in this street.

- There will be no harm to the character and appearance of the street scene as a result of this scheme.

#### Design

- Officers have some sympathy with the views of the Parish Council with regard to the design element, but it is the case that the rear elevation is not visible from the street or to any great extent to any neighbour, and has been redesigned to avoid any harm in terms of loss of light to the neighbouring property.
- In this context it is considered that the design is acceptable, and integrates in a logical fashion with the existing building. The scheme would not justify a refusal which would be problematic to defend on appeal.
- Materials will match.

#### Residential Amenity

- There will be no adverse loss of light or sunlight to any neighbour.
- The scheme would not be overbearing when viewed from the neighbouring properties.
- There will be no further adverse overlooking of any neighbour.

#### Highway Issues

- The off street parking would be adequate and there would be no adverse effect on highway safety.

#### **Conclusions**

This scheme has no adverse impact on the street scene, is of an acceptable design and despite projecting further at the rear, the test for refusal is whether there is significant harm to amenity. Because both neighbours have been extended, the proposal can add slightly larger additions without causing loss of light or outlook. It therefore only has minimal adverse impact on the amenities of the neighbouring properties. For the reasons above this application is an acceptable scheme. It is therefore recommended for approval.

#### **SUMMARY OF REPRESENTATIONS**

PARISH COUNCIL– Object, previous objection stands, design is over fussy and represents an overdevelopment.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/1642/08
Site Name:	23 Hurst Road, Buckhurst Hill IG9 6AB
Scale of Plot:	1:1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0967/08
<b>SITE ADDRESS:</b>	236 High Road Loughton Essex IG10 1RB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Jennings Racing Limited
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of 2 no. satellite receiver dishes.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 Within 2 calendar months of the date of this decision, the 900mm dish, the siting of which is hereby approved, shall be painted with the British Standard BS4800 colour known as 08 C 37 Caramel, and retained in this colour only unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

This application was deferred by the Committee on 23rd July, for further investigation into the necessity of the size of the dish. Confirmation was also sought as to whether it would be possible to vary the colour of the dish.

The applicant has advised that the 900mm dish is the smallest dish that is supplied for this use, as with smaller domestic dishes, there is no guarantee that the signal strength would be high enough to receive the data. With regard to the colour of the dish, it would not be possible to paint the dish which has already been erected on the building. However, it would be possible to paint another dish and swap the existing dish for the painted one. The applicant is happy to accept a condition requiring this and has suggested that the British Standard BS4800 colour known as 08 C37 Caramel would be the best colour match with the brickwork of the building. The applicant has also confirmed that if planning permission were granted with a condition requiring that this be implemented within 2 months from the date of the decision, this would be achievable.

### **Description of Proposal:**

This application seeks planning permission for the retention of two satellite receiver dishes which have been erected to the front of the building. The satellite dishes have diameters of 600mm and 900mm and are positioned on the front elevation at first floor level, just above the projecting ground floor.

### **Description of Site:**

The application site is located in Loughton High Road, close to its junction with The Drive. The site comprises a retail unit, which is presently occupied by a betting shop.

### **Relevant History:**

The site has an extensive history. A planning application for a 1000mm satellite dish was submitted in 1997, but was never determined.

### **Policies Applied:**

#### **Adopted Local Plan and Alterations.**

DBE1 – New Buildings

### **Issues and Considerations:**

The main issue in this case is the impact of the dishes on the character and appearance of the area.

#### **Impact on Appearance of the Area**

The dishes are located to the front of the building. However, they are partly screened by the projecting ground floor of the building and as a result, they are not visible from the pavement directly outside the site. They are, however, visible from the pavement on the opposite side of the High Road. The dishes have a functional appearance. However, the site is in commercial use and located in an area which is commercial in its character. The building is not listed and the site is not located within a conservation area. Accordingly, it is not considered that the dishes have such a detrimental impact on the appearance of the area as to justify the refusal of planning permission.

### **Conclusion**

In light of the above appraisal, it is considered that the dishes have an acceptable appearance and are not detrimental to the character and appearance of the site or the wider street scene. Accordingly, it is recommended that planning permission be granted.

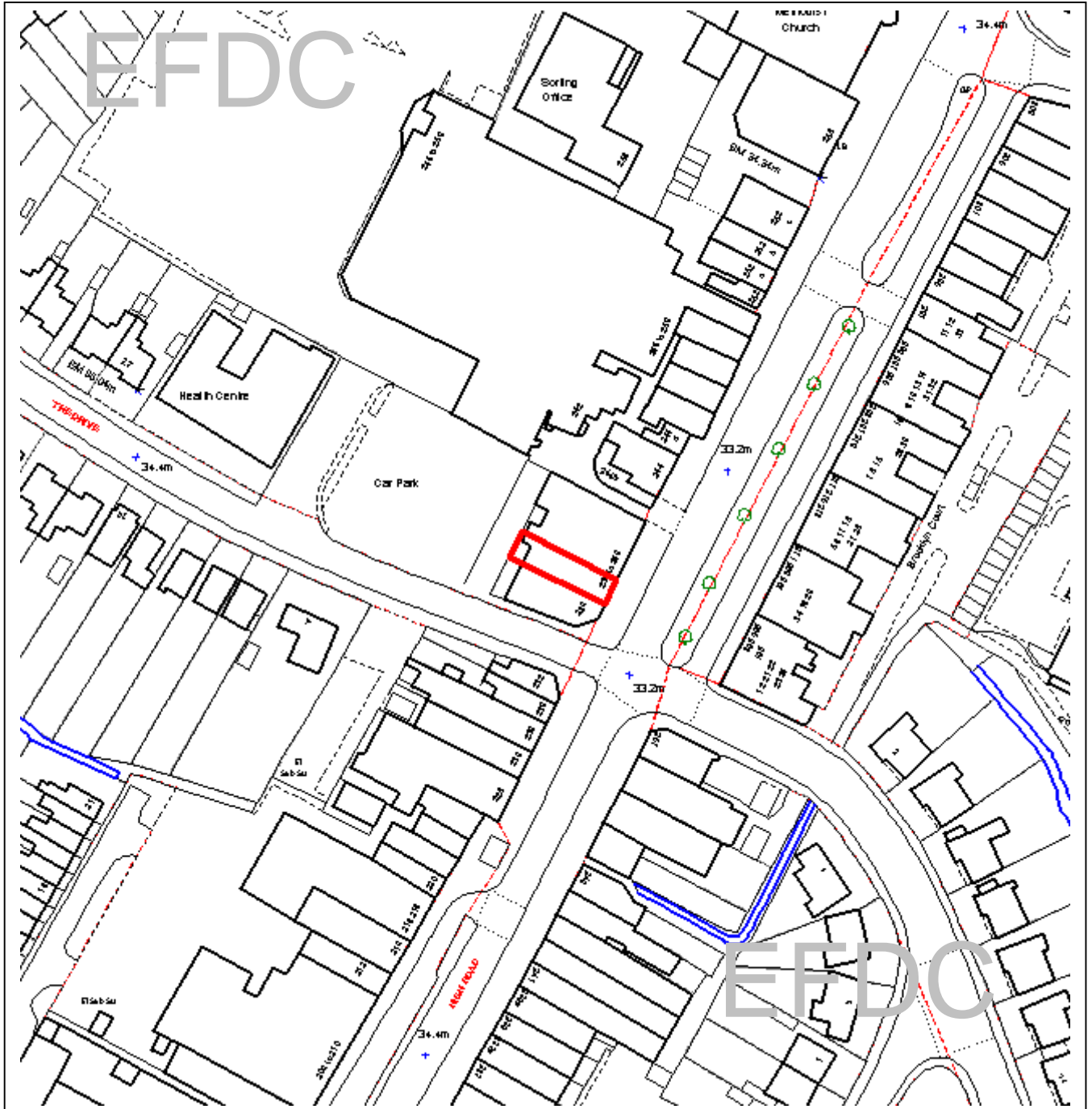
### **SUMMARY OF REPRESENTATIONS:**

LOUGHTON TOWN COUNCIL. Objection. The Committee objected to this application which was contrary to Policies DBE 10 (i) and (ii) of Epping Forest District Council's Adopted Local Plan and Alterations as the large receiver dishes have an adverse effect on the street scene in the High Road. The Committee suggested that consideration be given to relocating the equipment possibly to the rear of the building or reducing the size of the dishes to lessen the impact.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/0967/08
Site Name:	236 High Road, Loughton, IG10 1RB
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1484/08
<b>SITE ADDRESS:</b>	44 Forest Road Loughton Essex IG10 1DX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr David White
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from A1 to A2.
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The A2 use hereby permitted shall not be open to customers/members outside the hours of 0730 to 2000.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Change of use from A1 (Retail) to A2 (Financial and Professional Services). The use would cover both the ground floor and basement, both of which measure approximately 15.5m wide at the front and 10m deep and 13.4m wide at the rear. There are no physical changes proposed.

**Description of Site:**

Terraced double fronted 15m wide A1 retail shop with large display windows, located with parking to the rear, accessed through an archway at ground floor level on the North side of the property. The site is located in a residential area just North of the Loughton Town Centre as designated in the Proposals Map of the Adopted Local Plan and Alterations.

**Relevant History:**

CHI/0194/70 Convert to 2 offices with 2 flats over (Nos 42-46) Approved  
CHI/0195/70 Convert to 2 shops with offices over (Nos 42-46) Approved



CHI/0236/72 Shop with 2 flats over (Nos 42-46) Approved

**Policies Applied:**

East of England Plan (Regional Spatial Strategy)

Policy LA1 – London Arc

Epping Forest District Local Plan and Alterations

Policy DBE2 – Effect on Neighbouring Properties

Policy DBE9 – Excessive loss of amenity to neighbouring properties

Policy TC3 – Town Centre Function

Policy TC4 – Non-Retail Frontage

Policy TC6 – Local Centres and Corner and Village Shops

**Issues and Considerations:**

The main issues that arise with this application are considered to be the following:

- Impacts caused through the loss of the A1 (Retail) unit
- Residential amenity

Impacts caused through the loss of the A1 (Retail) unit

Policy TC3 of the Adopted Local Plan and Alterations seeks to enhance the viability and vitality of town centres and policy TC4 seeks to retain A1 uses within Key Retail Frontages where less than 70% of the frontage is non-retail. However, this site lies outside of the Key Retail Frontage, and as such, there is no harm caused to it directly through the loss of this retail unit.

Policy TC3 states that the Council will permit new retail and other town centre uses (such as A2 uses) that make the centres attractive and useful places to shop, work and visit throughout the day and evening. Although the site is just outside of the designated town centre, it is very easily reachable from the town centre and would acceptably enhance the overall offering of the town centre area.

Policy TC6 seeks to retain A1 uses where they are convenient and important for a local population, but as this site is so close to Loughton Town Centre it is not essential for the amenity of the area to be retained for retail use, and the change of use to A2 is considered to not cause significant harm.

Residential amenity

The impacts caused by noise disturbance from the proposed A2 (financial services) use, and from the likely level of employees and customers are likely to be not materially worse than at present. The applicants state that the number of employees and hours of opening for a future A2 use are not known. However, it is considered that an A2 use in the same confines as the existing A1 use is likely to lead to no more severe impacts caused through comings and goings or through noise disturbance than an A1 use.

A condition is proposed to limit the hours of use so as to limit the noise impacts caused to neighbouring residents.

There is an existing car park to the rear of the premises, and this arrangement would not change, and there are no physical works proposed.

## **Conclusion**

It is considered that the proposed change of use from A1 (retail) to A2 (financial services) would not undermine the town centre, would not be of detriment to the amenity of the area and would not significantly affect the amenities of neighbouring residents, and as such the proposed A2 use is considered to be acceptable in this location.

## **SUMMARY OF REPRESENTATIONS**

NEIGHBOURS: No response received.

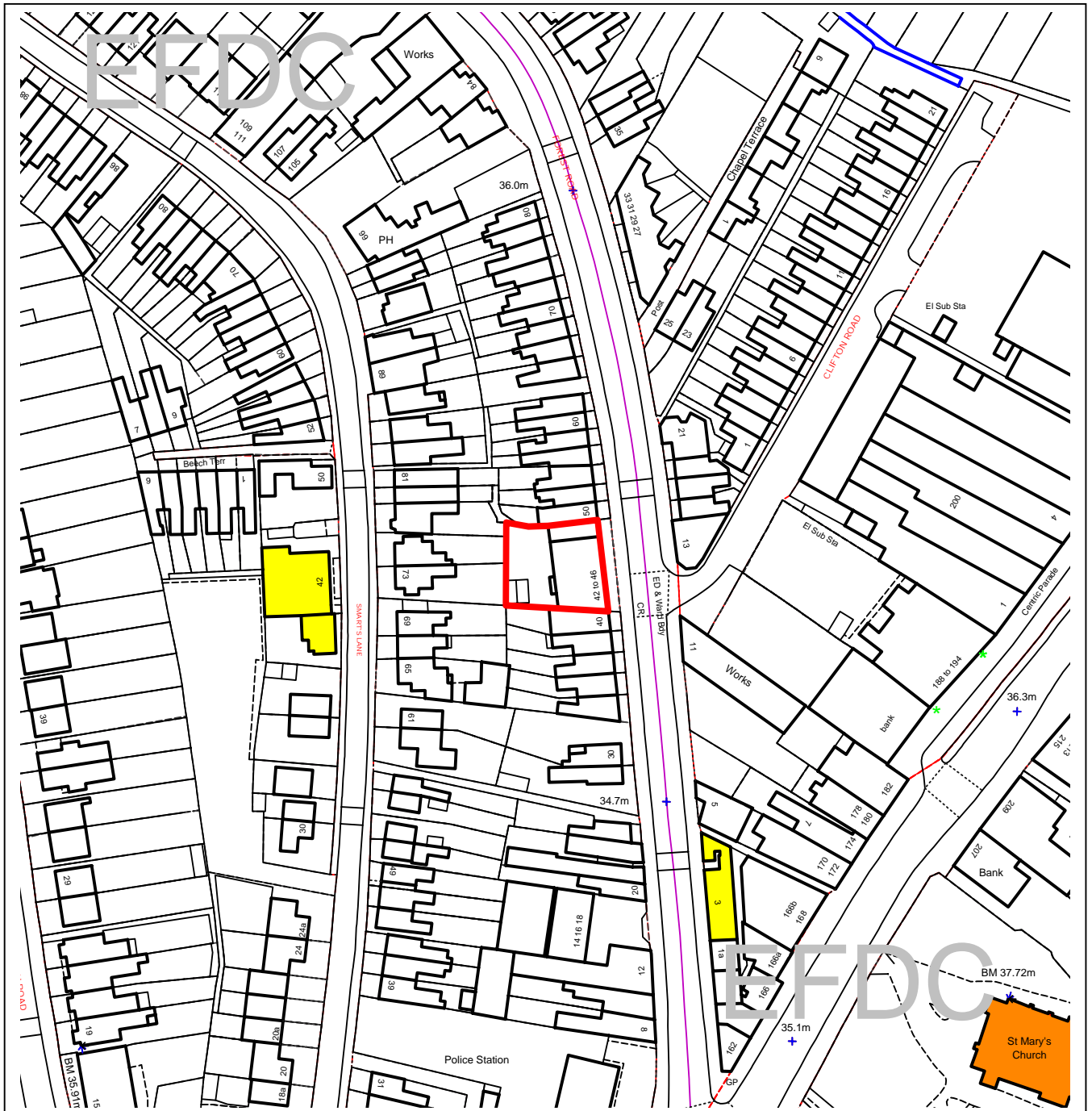
LOUGHTON TOWN COUNCIL: Objected to this application which would result in the loss of another retail unit. However, if the unit retained some retail use the objection would be waived.

LOUGHTON RESIDENTS ASSOCIATION: We object to the application because of the potential loss of retail space this close to the main High Road shopping area.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/1484/08
Site Name:	44 Forest Road, Loughton, IG10 1DX
Scale of Plot:	1:1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1578/08
<b>SITE ADDRESS:</b>	20 Albion Park Loughton Essex IG10 4RB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr Dev Joshi
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey and single storey rear extension to replace existing conservatories and a new porch. (Revised Application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

This is a revised scheme following a previous refusal under planning ref: EPF/0821/08. The details are to demolish an existing rear conservatory and bay window and replace this with a two-storey and single storey rear extension with a replacement front porch.

## **Description of Site:**

The subject site accommodates a two-storey 1950s detached dwelling situated on the northern corner of Albion Park where the road bends sharply. Albion Park is a quiet residential area with attractive individually styled detached dwellings in fairly large sized plots. The property is well set back from the road by some 21.0m and the site drops steeply from the extended decked area towards the rear aspect of the site. Several TPO's are dotted around to the rear and at the front of the site.

## **Relevant History:**

CHI/0254/55: Approved in 1955 – Erection of detached house and garage

CHI/0113/74: Approved in 1974 – Erection of 9ft fence

EPF/0716/75: Approved in 1975 - Erection of first floor side extension over garage

EPF/0429/87: Refused in 1987 – Extension

EPF/1238/87: Approved in 1987 – Ground and first floor rear extensions

EPF/0212/94: Approved in 1994 – Bay window extension on rear of house

EPF/0821/08: Refused in 2008 - Two storey rear extension to replace existing conservatory and new small single storey extension to replace existing conservatory styled extensions with a new porch.

Reason: The proposed two-storey side and rear extension, due to the overall height and depth in proximity to adjacent bungalow no. 19, will result in loss of outlook and loss of light that will be harmful to the visual amenities of the occupiers of this dwelling.

## **Policies Applied:**

### **Epping Forest District Local Plan and Alterations:**

DBE9 – Amenity considerations.

DBE10 – Extension design criteria.

## **Issues and Considerations:**

The main issues in considering this revised application are whether the reasons for the previous refusal have been overcome in relation to the amenity of neighbouring properties together with the design and appearance.

### **Amenity**

- The description of this proposal as with the previously refused scheme is for the demolition of an existing rear conservatory and bay window in order to erect a brick built two-storey rear extension.
- Adjacent property no. 21 is a two-storey detached dwelling which has no extensions to the rear aspect. This leaves both properties with a similar rear building line (eliminating the existing bay window to be demolished). As revised, the extension projects by 3.0m from the rear building line of this neighbour with a two-storey element that measures 4.5m in width. The flank walls to these dwellings are 2.1m apart and due to the detached nature of the buildings; it is considered that the two-storey extension will not result in any harm to the amenities of this neighbour.
- The neighbour that will be most affected from the proposal is adjacent neighbour No. 19, this site accommodates a single storey extended cottage style bungalow that has several clear windows on the flank wall facing onto the site which serve a kitchen and lobby area.

- Following the demolition of the conservatory, the first floor extension will measure 5.2m in depth x 5.4m in width set in 2.5m from the common boundary with no. 19. In relation to the building, the first floor is set in 3.67m from the flank wall with the bungalow.
- As revised, the overall depth has also been reduced by 1.0m, this revision allows light into the west facing kitchen windows that face onto the site. These windows will not receive any less daylight than they currently receive.
- In assessing the ground floor extent of the proposal, the bungalow projects 3.0m from the rear building line beyond what is proposed on site and though the ground floor extends by an additional 0.5m from the first floor, there remains sufficient distance between the buildings to allow light through therefore, the proposal will not result in harm to the amenities of this neighbour.
- As revised, the reduced depth and width of the two-storey extension takes into account the reasons for the previous refusal as it will not result in harm to the amenities of adjacent sites, complies with DBE9.

### Design

- The proposed small front porch replaces the footprint and size of an existing open canopied porch and maintains the pitched roof design to the façade of the dwelling.
- The two-storey extension is finished with a double pitch roof and hipped end profile to minimise the visual impact of the extensions to surrounding neighbours. While the single storey element to the east flank wall serves as an attractive design feature using sufficient glazing that allows natural light to penetrate into the habitable rooms.
- With the exception of the front porch addition, the extensions to the rear cannot be seen from the street therefore the changes to the appearance of the dwelling within the street scene will be minimal.
- The material employs a combination of rendered finish and matching brickwork to the main dwelling that complements the overall appearance of the dwelling, complies with DBE10.

### Other considerations

- The adjacent neighbour at No. 19 raises concern relating to loss of light, this has been duly noted. However, as assessed, there will be no loss of light to this neighbour following the revisions to depth and size of the two-storey extension.
- The parish council's objections have also been noted and the corner window is small and in its position will not look into any habitable room windows that face onto the site.
- Although there are protected trees within the site the tree officer raises no objection to this proposal as the scheme will not result in any harm to established and protected trees on site.

### **Conclusion:**

The revised scheme takes into account the reasons for the previous refusal and the proposal will not result in harm to the amenities of adjacent neighbours. The design of the extensions will not be out of character with the appearance of the existing dwelling and within the street scene. This scheme complies with the relevant Local Plan Policies DBE9 and DBE10 and as such is recommended for approval with conditions.

**SUMMARY OF REPRESENTATIONS:**

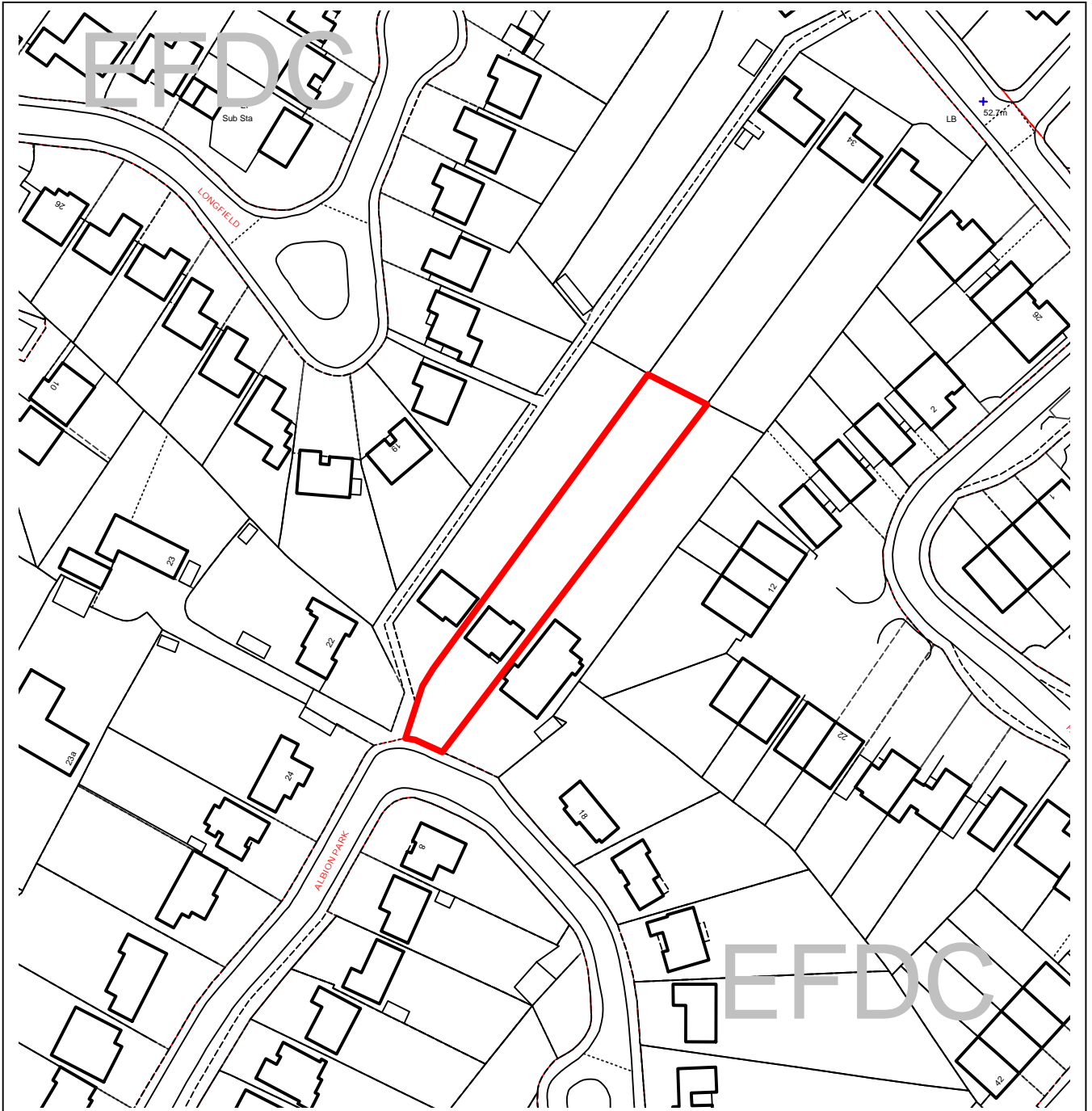
BUCKHURST HILL PARISH COUNCIL: OBJECTS: The Committee NOTED the revisions but OBJECTED to this application which was contrary to Policies DBE9 and DBE10 of Epping Forest District Council's Adopted Local Plan & Alterations as the two storey extension's height and depth would cause a loss of amenity to the neighbouring bungalow and the corner window would cause overlooking.

THE COTTAGE, 19 ALBION PARK: RAISES CONCERN: Question their 'right to light' as possible loss of light to kitchen.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/1578/08
Site Name:	20 Albion Park, Loughton, IG10 4RB
Scale of Plot:	1:1250



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1627/08
<b>SITE ADDRESS:</b>	Greengates 24/26 Albion Hill Loughton Essex IG10 4RD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr T Breyer
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed new garage to no. 24 and new house to 26 Albion Hill. (Revised Application)
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

- 6 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 7 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 8 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 9 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of proposal:**

Demolition of existing two storey house and erection of a two storey detached dwelling (revised application).

### **Description of Site:**

A 2 storey detached house with a detached double garage on a large double 'L' shaped site on the south side of Albion Hill. The area has a mixture of types and styles of dwellings. The land drops down steeply to the south. The dwelling has a three storey aspect when viewed from the rear elevation due to the fall of the land. The wall to the front of the property is Grade II listed for a distance of 6m either side of the prominent wooden gates. No changes are proposed for this structure.

An existing cottage to the east of the site (No 22), in the ownership of the applicant has been demolished and a replacement dwelling is currently being erected (permission granted in 2007).

### **Relevant History:**

CHI/0337/63	Detached house and garage	approved
EPF/0100/93	3 bed dwelling for staff	refused
EPF/0638/96	Front boundary wall	approved
LB/EPF/0091/95	LB application for removing garage doors	approved
LB/EPF/0639/96	LB application for new wall	approved
EPF/1153/08	New detached house	refused

### **Policies Applied:**

DBE 1 New buildings  
DBE 2 New buildings amenity  
DBE 9 Neighbour Amenity  
LL10 Landscaping  
ST4 & 6 Highways & Parking  
HC10 Listed Building

### **Issues and Considerations:**

The main issues in this application are whether this is:

1. Building in Context and Effect on the street scene
2. Design
3. Residential amenity
4. Highway safety and car parking
5. Landscaping
6. Listed Buildings

It is the case that the site is covered by an extant partially implemented planning permission from the early 1960s for the development of 10 houses in the Pollards Close development (CHI/0114A/60), 9 of which have been built. Therefore the principle of a further property on this site was accepted in the 1960s.

It is also germane to consider whether this scheme has overcome the reasons for the refusal of the last application for a similar scheme, which was the material loss of privacy to neighbouring properties from the proposed rear balcony.

The scheme has been revised to delete the rear balcony and an appraisal of overlooking issues has been undertaken by the applicant.

### Building in Context

- This is a residential area and there are a number of different types and styles of housing in the area. To the east and west are large detached houses with No 24 to the east having a deeper than usual garden in this area.
- The scheme would see the existing detached double garage of No 24 Albion Hill removed and a two storey house with a room in the roof erected in its place, creating a subdivision of the existing plot. The new dwelling would have three storeys when viewed from the rear due to the change in levels, in a similar fashion to that which exists at No 24.
- A new attached double garage would be erected on the west flank of No 24.
- The site which would be created is 15.5m wide and 34m deep, and it is proposed to erect a new detached 2 storey 4 bedroom dwelling on the site, a maximum of 13.5m wide x 12m deep, by 8.9m high on the Albion Road frontage, with a outward hipped roof on the west flank, with the bottom floor built in to the side of the hill.
- A rear garden with a swimming pool would be provided.
- An integral single garage would be provided on the front (north) elevation.
- The dwelling will be set back from the footway by 8m.
- A gap of 1m would be left to each flank boundary.
- A single storey double garage would be erected on the west flank of No 24, with a 1m gap to the new boundary with the new dwelling.
- The ridgeline is very similar to the two adjacent buildings.
- This is a significant scheme and replaces a modest structure with a large and impressive building.
- It is accepted that this building is wider and higher than the one which it replaces and would be more dramatic in the street. However, this is a very mixed area in terms of styles, and large buildings which take advantage of the topography of the area are not unusual. It is also the case that this is an urban area, albeit with a fairly spacious feel, and this scheme respects the character of the area.
- It is noted that there are several fairly high boundary and retaining walls, and screening walls on the south and east elevation. Due to the topography of the site there are a number of similar walls on neighbouring properties and these structures will cause little harm and not appear out of place.
- The scheme leaves a visible gap of 7m to the dwelling at No 24 and 2.2m to No 28 and thus does not result in a cramped development, but one which is easily accommodated on the plot without detracting from the character and appearance of the street scene in this location.
- The proposal is also in keeping with recent government advice on the reuse of urban land.
- Therefore this scheme, whilst significant is not alien or incongruous on the site and will not have an adverse effect on the character and appearance of the street scene. Indeed this is a scheme which will add an interesting building to this diverse area by a careful use of the fall of the land.

### Design

- The design of the new dwelling is mostly traditional with rendered walls and a slate roof, with the outward flare of the hipped roof adding an element of interest and modernity to the scheme, and is not out of keeping with this urban area and is considered acceptable.
- The materials proposed are acceptable subject to conditions.

### Residential Amenity

- The main neighbouring properties that will be affected by this scheme will be 24 and 28 Albion Hill and Thurlestone in Pollards Close to the south.
- 24 Albion Hill will have a negligible loss of amenity as a result of this scheme and would have a similar rear elevation to the proposed scheme.
- No 28 would not suffer any loss of light or sunlight from this scheme, and there will be no adverse overlooking of either property as a result of this scheme.
- This scheme has removed the previous rear balcony which was the focal point of the Committees objection to the scheme, and the main property that has the potential to be

affected by overlooking is Thurlestone, which is some 26m from the rear elevation of the scheme at an angle of 90°.

- This potential for overlooking from the rear windows is partially due to the property being on a lower level than the new house due to the topography of the area.
- However, Thurlestone was not readily visible at the time of the officer's site visit due to extensive screening from mature trees along the site boundaries.
- The screening on the boundary consists of a 2m wooden fence and a mature tree line which is a mixture of deciduous and conifer trees, rising to a height of 16m
- Officers have also visited Thurlestone and viewed the site from this property and garden. This visit has confirmed that the screening and distance involved would not result in a material loss of amenity for this property as a result of overlooking. It is acknowledged that the screening provided is better in the summer rather than the winter due to the type of trees, but there would still be a significant screening impact from the trees during the winter months.
- Therefore the cumulative effect of the distances involved, the angles of the respective houses and the existing screening reduce the potential impact from overlooking of Thurlestone to one which could not justify a refusal on these grounds.
- Whilst the scheme is a significant change from the building currently on site it is considered that it is not overbearing nor would it result in any significant loss of outlook for neighbouring properties.

#### Landscaping

- The scheme does not propose the removal of any significant trees (such as the two in the front garden area) and the retention of the screening trees on the rear boundary can be safeguarded by condition.

#### Highways

- The scheme will see the continued use of two existing accesses, and provides sufficient off street parking, with parking areas available as well as the proposed garages, which is a necessity in this narrow road where on street parking causes traffic congestion, especially during school times (there is a school further down the road).
- Some of the objections centre on damage alleged to have been caused to the highway and footpaths by vehicles during the construction of several other schemes in the area, especially that at No 22. It is also the case that delivery lorries have caused traffic congestion during deliveries to this site.
- Neither of these matters would justify the refusal of planning permission. It is the case that other agencies have powers to deal with these issues that the planning legislation does not possess, such as the Police and Essex Highways (who are aware of this issue).

#### Listed Building

- There is no harm caused to the historic character and appearance of the walls and gates as a result of this scheme.

#### Other Matters

- Several objectors have commented that their view across the valley will be lost, however this is not a matter on which permission could be refused, as there is no right to a view.
- The Land Drainage section has asked for suitable conditions to be imposed to alleviate any possible risk from the scheme.

#### **Conclusion**

The application is not out of place in this urban area and causes no adverse harm to neighbouring properties; therefore recommended for approval.

## **SUMMARY OF REPRESENTATIONS**

TOWN COUNCIL – Objected, noted the removal of the balconies, but reiterated its previous objection as it is contrary to policies DBE1 (i) & (ii), DBE 2 and DBE 9 as it is an overdevelopment of the site, detrimental to the street scene and creating a visual impact which results in a loss of amenity for the surrounding properties. The Council also drew attention to the significance of 24 Albion Hill and its wall and gates, which appear as listed buildings in the Buildings of Loughton book by Chris Pond. In addition the Committee had particular concerns about the overlooking of the nearby property 'Thurlestone' due to the sloping nature of the site as the protection afforded by the tree screen could not be guaranteed and was in part deciduous.

37 ALBION HILL – object as previously, a narrow road and this will cause further damage to the road surfaces, there will be more traffic noise and disruption. I will lose my view towards Buckhurst Hill.

37A ALBION HILL – Object as before, road is narrow and the traffic is horrendous already, I will lose my view across the valley.

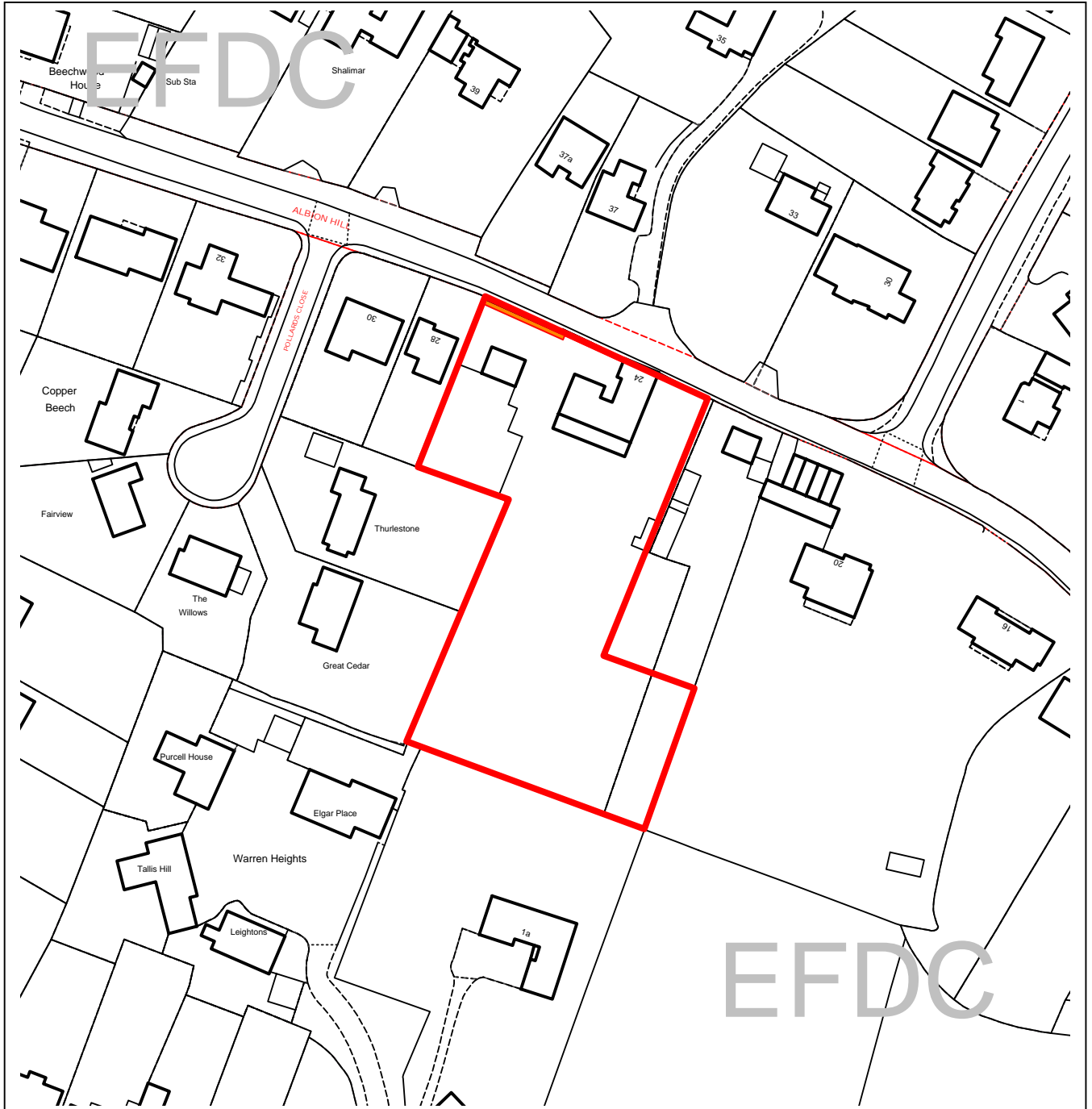
THURLESTONE, POLLARDS CLOSE – Object, the Proposal needs to be considered therefore on its own merits (or lack of them) and in conjunction with an appeal which will consider in particular the impact of a possible balcony. The respective elevations of my property and the Proposal exacerbate my concern, the Proposal will tower above my property, as can be seen by the works ongoing at No 22 Albion Hill, the Proposal would dwarf my garden and the privacy of that and my house. The scope for overlooking my property (and others) by the Proposal is considerable whether or not there is a balcony (of whatever type) given the height of the Proposal and its sheer size relative to neighbouring properties. Apart from the natural screening being less in winter owing to its part deciduous nature, the natural screen could diminish or die in any event. Any house on the Proposal would be fixed, permanent and, unfortunately, not capable of diminishing according to the seasons. The Proposal is a cramped and inappropriate development which fails to integrate with the street scene in this edge of forest location and would further “urbanise” a formerly pleasant road approaching forest land. The Proposal would by reason of design and massing lead to a cramped quasi terrace particularly in context of the applicant’s other plans for 24 and 22 Albion Hill, and does not maintain visual gaps in the street scene. This scheme will have an adverse effect on the safety of pedestrians, especially children in the street.

Any further objections received will be reported orally.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>5</b>
Application Number:	EPF/1627/08
Site Name:	Greengates, 24/26 Albion Hill Loughton, IG10 4RD
Scale of Plot:	1/1250